

Cottenham Village Design Group

Planning application comments

S/2470/13/FL

2 Denmark Road Cottenham - Erection of detached 3 bedroom dwelling, driveway and double garage

The Design Group is disappointed that the existing shed has been demolished as this added some interest to the streetscape (and had done so for some time) but understand that this demolition did not require planning permission. It would have been nice for comments to have been received prior to its demise however.

We note that although shown as removed on the drawings no permission is sought to demolish the existing wall (this currently exists to the front of the site) as we understand it this would currently require approval for demolition.

The site would seem to be suitable for some element of infill development, the Design Group is unsure at this time whether this design is the infill.

The design of the house might be more successful if it chose the buildings on one side or the other to match rather than combining features of both within one design.

At present it follows the principles set by the row of four houses on the left (themselves based on a typical Cottenham Villa) in terms of materials and the prominent detailing, most notably the arch to the front door (although noting that three of these houses have radiused arches, not semi circular as shown or proposed), but the design then matches the height and eaves treatment of the existing house on the right for its eaves. Simpler detailing of the eaves would normally be matched with simpler detailing over the windows and doors, such as by cambered brickwork, indeed this is the detailing of the existing house to the right.

Where houses do exist in the village with this plan form (door to side / single fronted) they are more likely to be found presenting a gable to the street (this may then have simple decoration), the use of the arched door surround on a house with this plan type, but, combined with this roof design, is atypical.

'B/1: High-quality contemporary architecture is encouraged.

- *Imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment.*
- *Encouragement will be given to well-designed buildings on appropriate infill plots.'* (Design Statement p.18)

'B/2: Buildings should be maintained using original or sympathetic materials and details.

- *Thatch for roofs should be preserved or reinstated where appropriate.*
- *Brickwork should be retained in its original state, characteristically unpainted.*
- *Pointing should not over-pack the mortar and should be carefully applied. The colour of the mortar should be carefully chosen to blend well with the brickwork. Buff brickwork works best when the mortar is close in tone, but just a little lighter than the brick itself.*
- *Abrasive or other harsh cleaning is detrimental to brickwork, both aesthetically and practically, and should generally be avoided.'* (Design Statement p.18/19)

'B/3: Relationships between buildings are as important as the design of buildings themselves.

- *Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully.*
- *Do not alter existing buildings without consideration of the resulting spatial effect.'* (Design Statement p.19)

'B/5: Reuse barns and outbuildings through conversions where appropriate.

- *Minimise changes to the existing building such that its existing character is maintained.'* (Design Statement p. 19)

'B/6: New developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village, and help to renew the specific architectural traditions of Cottenham.

- *Refer to local settlement patterns in layout.*
- *Respect local characteristics and context of the particular site.*
- *Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent.*
- *Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.*
- *Where possible, roof lights should be located on rear elevations or otherwise away from public view. In more sensitive areas they should be mounted flush with the roof and the number of openings kept to a minimum.*
- *Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.*
- *Respond to typical settings and garden forms and avoid large areas of hard surfacing.*
- *New-build garages and car parking areas should not obscure house fronts; avoid blocks of garages.'* (Design Statement p.19)

'B/7: The appointment of architects and, where appropriate, relevant specialists is encouraged for all developments.

- *Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.'* (Design Statement p.19)

'B/9: Carefully considered local energy saving or generating solutions should be supported.

- *Solar panels and other devices should be encouraged, so long as they can be installed without detrimental effect on the visual environment of the village.*
- *Locations should be selected for solar panels or similar equipment based on maximising energy savings and minimising disruption to the appearance or fabric of the building.*
- *In sensitive situations, solar panels should be mounted flush and finished to blend with the roof.*
- *Avoid locating equipment on public facing façades wherever possible.'* (Design Statement p.19)

S/2165/13/FL

108 High Street Cottenham - Extensions

Contrary to the Heritage Statement it is worth noting that there are several nearby Listed Buildings, including two almost immediately opposite.

The proposed changes to the front of the property, especially the introduction of timber cladding and the extension above the garage, will reduce the similarity to the neighbouring property at 110 High Street to which this property is attached. The use of timber would perhaps tie-in with the rather unusual property on the other side at 104 but the timber appears to be proposed to be finished in a more contemporary fashion which could weaken the streetscape.

The extension above the garage should be considered in the context of the neighbouring property as this will have an effect on how these houses are seen, if similar works are proposed at a later date to the neighbouring house these houses could appear unduly overbearing at this important junction.

The proposed rooflights would be more suitably located at the rear of the property.

We have no comments on the rear extension.

'B/2: Buildings should be maintained using original or sympathetic materials and details.

- *Thatch for roofs should be preserved or reinstated where appropriate.*
- *Brickwork should be retained in its original state, characteristically unpainted.*
- *Pointing should not over-pack the mortar and should be carefully applied. The colour of the mortar should be carefully chosen to blend well with the brickwork. Buff brickwork works best when the mortar is close in tone, but just a little lighter than the brick itself.*
- *Abrasive or other harsh cleaning is detrimental to brickwork, both aesthetically and practically, and should generally be avoided.'* (Design Statement p.18/19)

'B/3: Relationships between buildings are as important as the design of buildings themselves.

- *Make skilful use of spaces between buildings: this can help new developments to be assimilated successfully.*
- *Do not alter existing buildings without consideration of the resulting spatial effect.'* (Design Statement p.19)

S/2131/13/FL

Land Adj 89 Coolidge Gardens Cottenham - Proposed Dwelling

This site seems reasonable for an element of infill development.

The new dwelling has a good relationship to the existing building and uses appropriate materials.

The quality plans and perspective views assist with the understanding of how the proposals will appear.

'B/1: High-quality contemporary architecture is encouraged.

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- *Encouragement will be given to well-designed buildings on appropriate infill plots.'* (Design Statement p.18)

'B/3: Relationships between buildings are as important as the design of buildings themselves.

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'B/4: Extensions should remain in scale with the original building and are usually most successful when matching materials are specified.

- *Avoid dominant or bulky additions to existing buildings. Setting back walls or lowering the roofline of extensions can help to reduce apparent bulk.*
- *Conservatory or garden room extensions should respect the existing building: materials and colours should be carefully selected.*
- *Alternative materials can sometimes work, for example when it is important to separate components of an extended building.'* (Design Statement p.19)

'B/7: The appointment of architects and, where appropriate, relevant specialists is encouraged for all developments.

- *Developers should provide perspective drawings, isometric drawings or artists' impressions to show how new developments will appear in relation to their overall surroundings.'* (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Alex Thoukydides, December 31st 2013. All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>. Comments are based solely on the principles and guidelines set out in this document.